



**Highfields Mews, Great Gonerby, GRANTHAM NG31 8XA**



**welcome to**

**Highfields Mews, Great Gonerby, GRANTHAM**

\*GUIDE PRICE £385,000 - £400,000 - Extended family home, presented throughout to a high standard with spacious open plan kitchen, diner, family area, lounge, study, four bedrooms, en-suite and family bathroom. Driveway, garage and enclosed rear garden. Viewing is Essential.



### Entrance Porch

Entering the property through a part glazed door with side panel into the entrance porch and door leading into the entrance hall.

### Entrance Hall

With an under stairs cupboard, carpet, doors leading off to the cloakroom, lounge, snug/office, kitchen diner, and staircase leading up to the first floor landing.

### Cloakroom

With a double glazed window to the side aspect, single radiator, extractor fan two piece white suite with a vanity sink unit and low level WC.

### Lounge

16' 7" x 11' 1" ( 5.05m x 3.38m )

With a bay window to the front aspect, open fire with marble fireplace, two radiators, coving to the ceiling, carpet and double doors leading through to the dining area.

### Study

7' 7" x 8' 3" max ( 2.31m x 2.51m max )

With window to the front aspect, radiator and carpet.

### Open Plan Kitchen/Living

26' 2" max x 20' 6" ( 7.98m max x 6.25m )

Stunning spacious kitchen/diner and family living area, with a window to the rear from the kitchen and from the family living, double glazed slide doors with integrated blinds window to the side and ceiling windows to the roof. The kitchen area comprises of a range of wood units to both the floor and eye level with worktops over, sink with rinser, drainer, mixer tap and decorative tile splashbacks. Integrated double oven, hob, extractor hood above and dishwasher. Space for fridge/freezer, tiled flooring throughout.

Open dining and family area with tall standing radiator and a further radiator, light and airy with spotlights to the ceiling and bi-folding doors leading inviting you out to the rear garden.

### Utility Room

9' 11" x 4' 5" ( 3.02m x 1.35m )

Having a back door to the side aspect, and comprising of units, worktop over, sink with drainer and shelving.

### First Floor Landing

With doors to the four bedrooms, family bathroom and airing cupboard with tank and shelving and hatch access to the loft.

### Master Bedroom

13' 7" max x 10' 9" ( 4.14m max x 3.28m )

With a window to the front aspect, built-in wardrobe, radiator, carpet and door leading into the en-suite.

### En-Suite Shower Room

With a window to the side aspect, shower cubicle with folding screen, vanity sink unit, low level WC, partially tiled walls, and a heated towel rail.

### Bedroom Two

12' 2" x 11' 5" ( 3.71m x 3.48m )

With a window to the front aspect, radiator and carpet.

### Bedroom Three

9' 7" x 8' 6" ( 2.92m x 2.59m )

With a window to the rear aspect, radiator and carpet.

### Bedroom Four

9' 4" x 8' 2" ( 2.84m x 2.49m )

With a window to the rear aspect, carpet and radiator.

### Family Bathroom

7' x 6' ( 2.13m x 1.83m )

With a window to the rear aspect and comprising of a bath with shower over, vanity sink unit, low level WC, partial tiling to the walls, heated towel rail, shaver socket point.

### General Description Outside

Approaching the property to the front with a tarmac driveway leading to a detached garage. Open front with lawn, mature trees and shrubs and paved path to the front door. Gated side access to the rear garden.

The rear garden is mainly laid to lawn with a paved patio area perfect for outside dining, further decking area to the rear, border with mature shrubs and flowers, enclosed by fencing. Boasting outdoor lighting, socket and tap.

Garage - 17' 3" x 9' - Up and over door with power and lighting.



**view this property online** [williamhbrown.co.uk/Property/GST112745](http://williamhbrown.co.uk/Property/GST112745)



welcome to

## Highfields Mews, Great Gonerby GRANTHAM

- Detached Extended Family House
- Open Plan Kitchen/Diner/Family area
- Four Bedrooms
- Driveway, Garage, Gardens Front & Rear
- Quite Village Location

Tenure: Freehold EPC Rating: C

guide price

**£385,000 - £400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST112745](http://williamhbrown.co.uk/Property/GST112745)



Property Ref:  
GST112745 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**